

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: Thursday, February 28, 2013; 5:30 p.m.**

PHA –Facilities Management Building 40 Laurel Hill Ave Providence, RI 02909

CALL TO ORDER

Chairman Nicolas Retsinas called the meeting to order at 5:35 p.m.

ROLL CALL

Present:

Dolores Casella
Roger Giraud
Kevin Jackson
John Igliozi
Ricardo Patino
Nicolas Retsinas
Hilary Silver
JT Taylor

Absent:

Nicholas Narducci
Thomas Ryan
Dorothy Waters

Seven members were present constituting a quorum to conduct business. Commissioner Jackson arrived at 5:45 p.m. bringing the attendance to eight.

APPROVAL OF MINUTES

Chairman Retsinas asked for a motion to accept and approve the regular meeting minutes of 01/24/13, the motion was made by Commissioner Cascella seconded by Commissioner Patino. The minutes were approved with a unanimous voice vote.

RESIDENT'S COMMENTS

NONE

Chairman's Report

The Chairman indicated that this is the first of what he expected to be continuing meetings held at various PHA properties and he hoped that over the course of time all developments would be visited. He said the meeting location schedule was open to suggestions.

He then reported that during the past several weeks he had toured all the PHA developments including a visit at the Security Office.

Chairman Retsinas reported his activity concerning CNI. He was able to secure from HUD a paid consultant who is assessing our options and will make suggestions as to future actions.

Lastly, he commented and commended the PHA staff for their efforts during the recent storms.

INTERIM EXECUTIVE DIRECTOR'S REPORT

Director Tavares commenced by continuing praising the staff concerning the Blizzard of 2013 and the following week's storm and mentioned in particular Allan Pacific, George Lindell, all foreman and again, all staff for their collective efforts. He further said that a pizza lunch was planned for the staff in appreciation. Councilman Igliozi thanked the staff and made comparisons to the City's poor efforts. Chairman Retsinas also related a very positive email from Commissioner Waters congratulating and thanking the staff. Director Tavares then reported the negative financial impact of the storms which cost approximately \$48,900.00 in employee overtime payments.

Director Tavares informed the Commissioners that the Public Finance Management Board had approved the request for tax-exempt bonding authority for the Cathedral Square Apartments II project and a closing is expected in the near future.

An update was then made informing the Commissioners about how the federal budget sequester has been analyzed by staff, Linda Poole, Donna De La Rosa and Robert Previte who were recognized for their efforts. He spoke at length supplying actual percentage and dollar reductions and budget impact. In conclusion, based on information received to date, the PHA should be able to complete the fiscal year ending 6/30/13, with minimal negative impact to the delivery of services. This would be accomplished by utilizing reserves and making program management adjustments. Should the proposed reduced funding levels continue, there may be significant challenges to the 2014 budget and PHA operations.

COMMITTEE REPORTS:

- Budget and Finance: (Comm. Giraud) See report attached
- Resident Services: (Comm. Silver) See report attached
- Capital Improvements: (Comm. Casella) See report attached
- Executive Committee: (Chair Retsinas) Verbal Report

The committee has commenced the process for the Executive Director search. It is expected that the process will take 6 to 9 months. The first step is to advertise and hire a search firm and the firm will then advertise for and seek candidates.

OLD BUSINESS

NONE

NEW BUSINESS

As suggested by the Chairman, Marvin Carmody, the Director of Asset Management gave the first of what is hoped to be monthly presentations by a Department Director or staff, describing either their departments overall operation or a special project.

EXECUTIVE SESSION

With a motion by Commissioner Patino and a second by Commissioner Giraud, a roll call vote produced a unanimous vote to go into executive session pursuant to R.I.G.L. 42-46-5(a) (1) to discuss labor negotiations and union contracts. Said executive session commenced at 6:25 p.m.

At 7:00 p.m. the Commissioners returned to open session where the Chairman reported that no action was taken in Executive Session. In open session Commissioner Jackson moved to authorize Executive Director Paul Tavares to complete the union negotiations and to execute the four contracts subject to the terms, conditions and parameters discussed in Executive Session. Said motion was seconded by Commissioner Iglizzi and approved with a unanimous vote.

ADJOURNMENT

There being no further business, Chairman Retsinas accepted a motion to adjourn from Commissioner Cascella, seconded by Commissioner Giraud. Said motion passed with a unanimous voice vote.

The meeting adjourned at 7:05 p.m.

Minutes Submitted and Approved By:

Lisa Cancelliere
Recording Secretary

Paul Tavares
Interim Executive Director